

# CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – September 21, 2016

Members Attending

Bryan Lee, Arts Council  
Daniel McElmurray, PPW  
Eleanor Burke, HDLC  
Miriam Lemann, CPA  
Stephen Kroll, CPC  
William Gilchrist, Place-Based Planning

Presenters/Guests (\*See sign in sheets at the end of the meeting minutes)

Brittany DesRocher, CPC  
Tim Jackson, CPC  
Todd Kimling, Hutton Development  
Chip Verges, Verges Rome Architects  
Avery Foret, Sherman Strategies  
Jay Nix, Parkway Bakery and Tavern  
Wesley Eustis, Linfield, Hunter & Junius

1. **Consideration:** Minutes from September 7, 2016, DAC meeting. Approved

**CPC ITEMS:**

2. **Reconsideration: DESIGN REVIEW 123-15** (*modifications to previously approved plans*) – New construction and redevelopment of retail site in the greenway corridor design overlay district and the enhancement corridor design overlay district with over 100' of frontage (KB)

**Location:** 500 N. Carrollton Avenue

**Submitted by:** Kirk Farrelly, Linfield, Hunter & Junius

**Contact:** jfarrelly@lhjunius.com

The applicant briefly presented the modifications explaining that they were requesting to move the previously proposed trellis on the north elevation of the rear building due to maintenance issues. A modified landscape plan was submitted.

The representative from the HDLC asked if there was a reason the trellis was proposed originally and staff commented that it was to cover the large blank wall. The committee did not feel that they had enough information about the existing conditions or the proposal to make a decision. They requested that the applicant supply additional information for the next meeting.

**Motion:**

A motion for **Deferral** of the project was made by PPW, seconded by CPA and adopted.

3. **Consideration: DESIGN REVIEW 103-16** – New construction of auto parts store in the corridor transformation design overlay district with over 100' of frontage

**Location:** 10050 Morrison Road

**Submitted by:** Todd Kimling, Hutton Team LLC

**Contact:** tkimling@hutton.build; jgeraci@hutton.build

The staff briefly introduced the project stating that the development is currently seeking a zoning change and a waiver from the Board of Zoning Adjustments for excessive parking. At this time the application cannot be considered complete; however, staff would like to get feedback on the design before the application is heard by the Board of Zoning Adjustments. The applicant presented the project explaining that the client requested the amount of parking. The structure will be a metal building with faux brick at the base, a corner entry and parking on the side.

The representative from HDLC asked about the type of panel. The applicant was unsure about the type of panel and said he would find out. The representative from Place-Based Planning stated that due to the simplicity of the design, the details need to be very crisp. The committee would like to review details such as the dimensioning of the panels. It was suggested that small amounts of the red used around the entrance by used elsewhere on the facades. The representative from the Arts Council questioned the use of faux brick and the committee requested that a sample is brought to future meetings along with samples of the panels and the paint colors. It was also suggested that they consider using real brick. The representative from Parks and Parkways suggested cooler colors would look best with the red and also stated that street trees would need to be planted along Morrison Rd. The committee agreed that the applicant should return to the DAC with updated plans showing street trees and detailing of panels along with samples of all materials and colors that are proposed.

**Motion:**

A motion for **Deferral** of the project was made by Place-Based Planning, seconded by CPA and adopted.

4. **Consideration: ZONING DOCKET 107-16** – Expansion of an existing restaurant in the greenway corridor design overlay district and the enhancement corridor design overlay district with over 100' of frontage (KB)

**Location:** 538 Hagan Avenue

**Submitted by:** Stephanie Calamari, Verges Rome Architects

**Contact:** steph@vergesrome.com; chip@vergesrome.com

The staff briefly introduced the project stating that the proposal was for a small addition to an existing commercial use. The applicant presented the project explaining that addition was to

include new restrooms, a ramp and stairs from the parking lot, walk-in cooler and freezer, offices and a break room. The elevations were designed to match the existing.

The representative from Place-Based Planning asked if color elevations were submitted and the applicant said they had not done color elevations; however, the intent was to match the existing colors. It was suggested that the colors be reviewed by staff. The representative from Parks and Parkways asked how the site design would address the greenway and the applicant responded that the parking lot includes 100 trees and 50 shrubs along with an architectural iron fence in which people lock their bikes to. The committee felt that the proposal was appropriate and that details could be review by staff.

**Motion:**

A motion for **Approval** of the project, subject to color selections being review by staff, was made by Place-Based Planning, seconded by CPA and adopted.

